

February 16, 2022

The Honorable Luke H. Clippinger  
House Judiciary Committee  
House Office Building, Room 101  
6 Bladen St., Annapolis, MD 21401

**RE: HB 298 Landlord and Tenant - Eviction Actions - Filing Surcharge and Prohibited Lease Provisions**

Dear Chairman Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 298 Landlord and Tenant - Eviction Actions - Filing Surcharge and Prohibited Lease Provisions**. **MBIA Opposes** the Act in its current version.

This bill would prevent surcharge penalties from being assessed against tenants in civil cases against residential tenants. MBIA respectfully opposes this measure. This bill would create an asymmetric legal proceeding in which one party can be assessed a charge while another cannot. Additionally, the bill would increase the potential penalties assessed from \$8 to \$73. This bill codifies an unfair playing field in legal proceedings and penalties should be determined to apply to the parties at fault, and not prevented in favor of maintaining an imbalance in favor of tenants due to an unfair and untrue assessment of the duplicity and financial position of a landlord.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Judiciary Committee